

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: September 6-7, 2006

Reference No.: 2.4d.(1)
Action Item

From: CINDY McKIM
Chief Financial Officer

Prepared by: Bimla G. Rhinehart
Division Chief
Right of Way and Land Surveys

Subject: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The Department of Transportation (Department) recommends the California Transportation Commission (Commission) authorize the execution of the Director's Deeds summarized below. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The Director's Deeds included in this item involve an estimated current value of \$7,160,000. The State will receive a return of \$7,275,000 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

01-4-Mrn-101 PM 10.3/10.4
Disposal Unit DD 030304 01 01
DD 032876 01 01

San Rafael
43,774 sf
45,241 sf

Change in vesting only. Bacci Family Limited Partnership, a California limited partnership

This conveyance to R.A.B. Motors, Inc, a California corporation, was approved at the July 20, 2006 Commission meeting. Since that time, the owners of R.A.B. Motors have requested the property be vested as follows: Bacci Family Limited Partnership, a California limited partnership.

02-04-SF-101-PM 0.8
Disposal Unit DD002675-01-01
Convey to City and County of San Francisco,
a municipal corporation

City of San Francisco
19,012 sf
\$800,000 (Appraisal \$825,000)

The selling price reflects the highest possible value obtained through mediation by Department Legal staff with interest in the amount of \$49,716.42. The City and County of San Francisco obtained possession of this property by way of an Eminent Domain action against the Department. The mediation was held before Judge Patsey August, who encouraged settlement as opposed to a court judgment.

03-07-LA-105-PM 1.8

Disposal Unit DD980536-01-01

Convey to Juan Carlos Jimenez &

Christina Jimenez

Los Angeles County

7,020 sf

\$440,000 (PSE \$325,000)

Selling price represents the highest bid received on third attempt to sell the property at a public auction. There were five active bidders out of 20 registered. High bidders at two previous auctions defaulted prior to Commission submittal.

04-07-LA-105-PM 2.1

Disposal Unit DD 070299-01-01

Convey to Ron Markham

Los Angeles

15,607 sf

\$712,000 (PSE \$712,000)

Selling price represents the highest bid received at the first public sale. There was one active bidder out of 20 registered.

05-07-LA-105-PM 14.2

Disposal Unit DD980535-01-01

Convey to Tony Rabanifar

Paramount

5,703 sf

\$75,000 (PSE \$75,000)

Selling price represents the highest bid received at the first public sale. There were 20 registered bidders, but only one active bidder. The subject property is landlocked and unimproved. It was offered for direct sale to all adjoining owners, each of whom declined to purchase. The prospective buyer is aware that the property is landlocked.

06-08-SBD-210-PM 21.30

Disposal Unit DD018378-01-01

Convey to Chiquita Evans

San Bernardino

15,392 sf

\$215,000 (PSE \$190,000)

Selling price represents the highest bid received at the first public sale. There were two active bidders out of 20 registered.

07-12-ORA-05-PM 39.4

Disposal Unit DD000230-01-01

Convey to Anastasi Development Co. LLC

Anaheim

172,418 sf

\$5,033,000 (Appraisal \$5,033,000)

Selling price represents the highest bid obtained at public auction. There were 20 registered bidders, but only one active bidder. The prospective buyer owns an adjoining property.

Attachments

**SUMMARY OF DIRECTOR'S DEEDS 2.4d.(1)
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION – SEPTEMBER 2006**

Table I – Volume by Districts

District	Direct Sales	Public Sales	Non-inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery % % Return From Sales Current Value
01					0	\$0	\$0	
02					0	\$0	\$0	
03					0	\$	\$	
04	1				1	\$825,000	\$800,000	97%
05					0	\$0	\$0	
06					0	\$0	\$0	
07		3			3	\$1,112,000	\$1,227,000	110%
08		1			1	\$190,000	\$215,000	113%
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12		1			1	\$5,033,000	\$5,033,000	100%
Total	1	5	0	0	6	\$7,160,000	\$7,275,000	102%

Table II – Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery % % Return from Sales Current Value
Direct Sale	1	\$825,000	\$800,000	97%
Public Sales	5	\$6,335,000	\$6,475,000	102%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	6	\$7,160,000	\$7,275,000	102%
Other Funded Sale	0	\$0	\$0	
Total	6	\$7,160,000	\$7,275,000	102%

CITY AND COUNTY OF SAN FRANCISCO

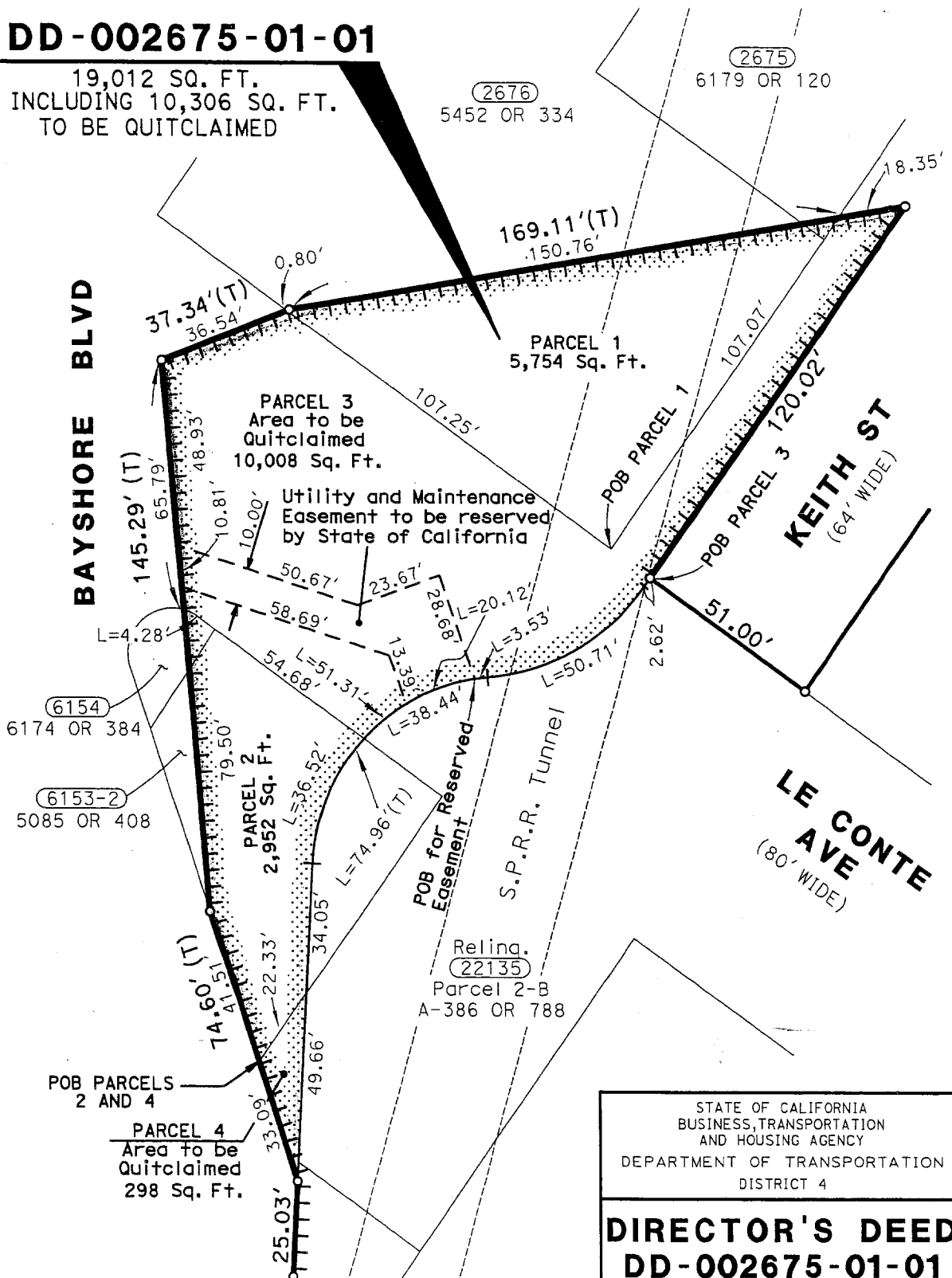
DD-002675-01-01

19,012 SQ. FT.
INCLUDING 10,306 SQ. FT.
TO BE QUITCLAIMED

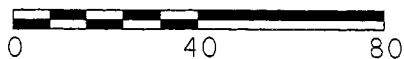


STATE ROUTE 101

BAYSHORE BLVD



SCALE IN FEET



LEGEND

ACCESS PROHIBITED

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-002675-01-01

DRAWN BY: AZ DATE: 10/2005

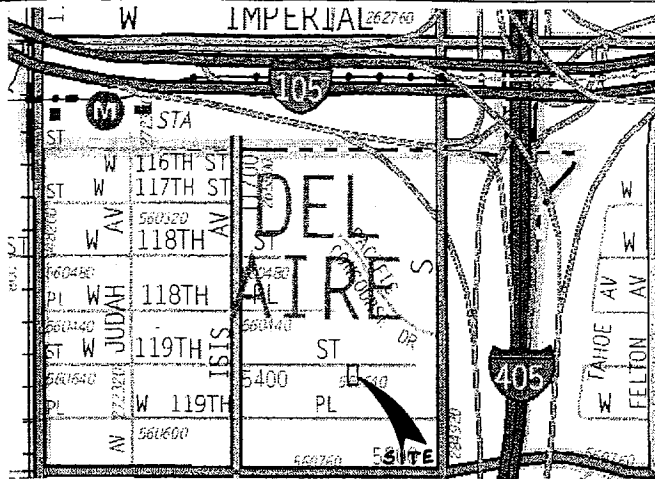
CHECKED BY: SN SCALE: 1"=40'

CO. RTE. P.M. DR.NO.

SF 101 08 2 OF 2

R-26.8

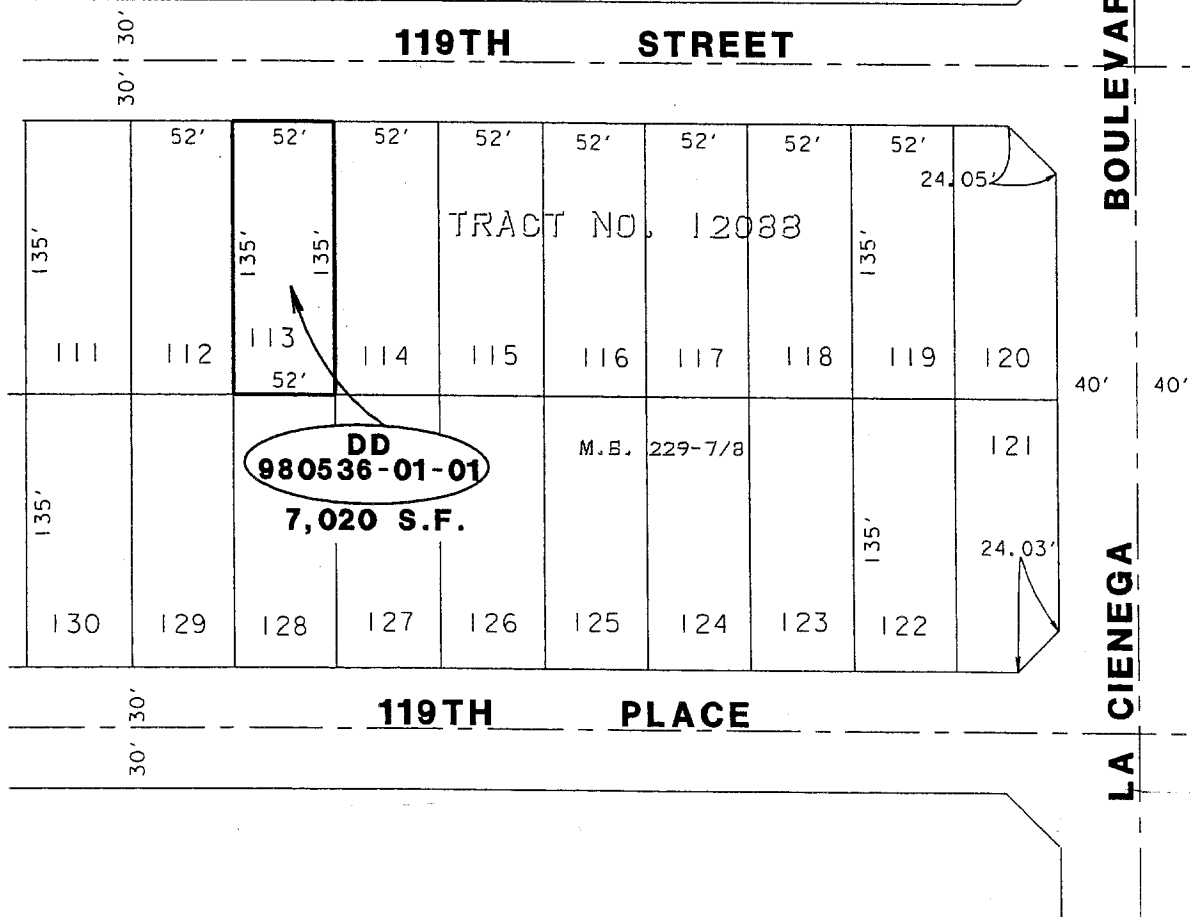
DIST	COUNTY	ROUTE	POST MILE
07	LA	105	1.8



LOCATION MAP NO SCALE

PARCEL NO.	AREA S.F.
DD 980536-01-01	7,020 S.F.

LOT 113
TRACT NO. 12088
M.B. 229-7/8



INTERSTATE
COUNTY OF LOS ANGELES

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 980536-01-01

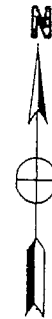
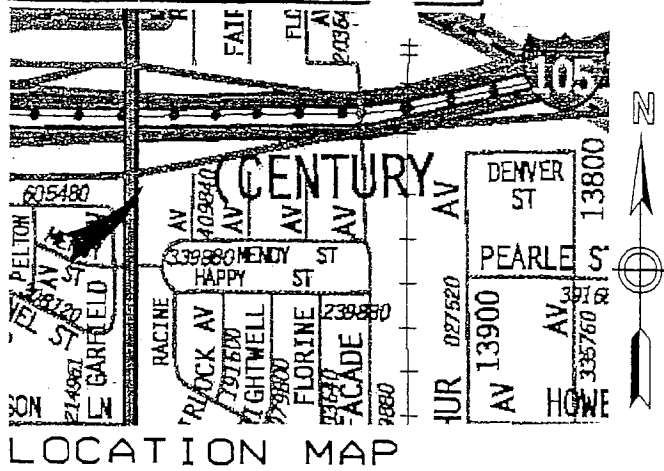
REF. MAP: F1142-13

SCALE: NONE

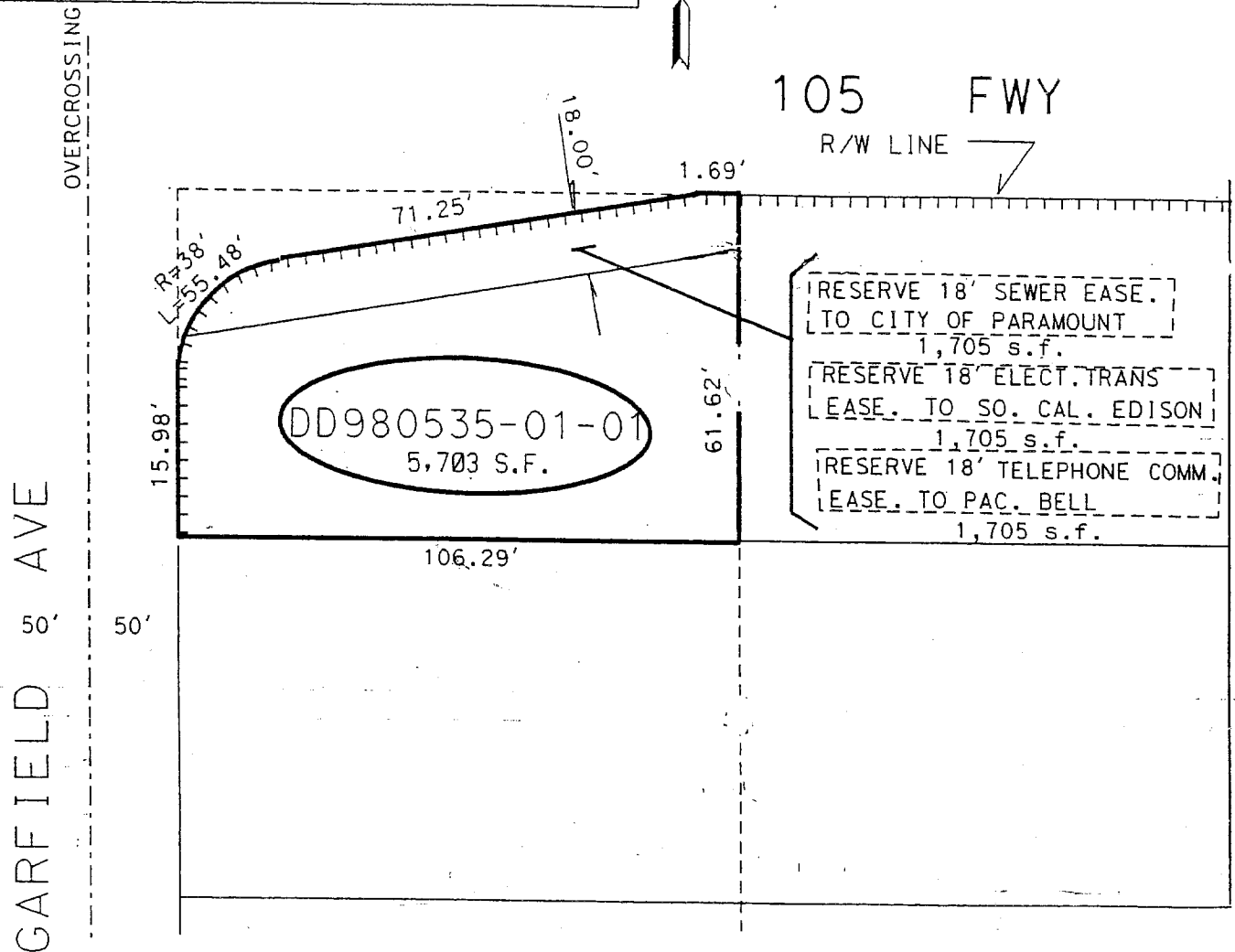
DRWN: FC CHKD: JNV

DATE: 05-18-2005

PARCEL NO.	AREA
980535-01-01	5,703 S.F.



105 Fwy
R/W LINE →



CITY OF PARAMOUNT

111111 STATE RETAINS ACCESS RIGHTS

INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

SCALE: NONE

DIRECTOR'S OFFICE DD FORM 880335-01-01

DRWN: JM CH: CD

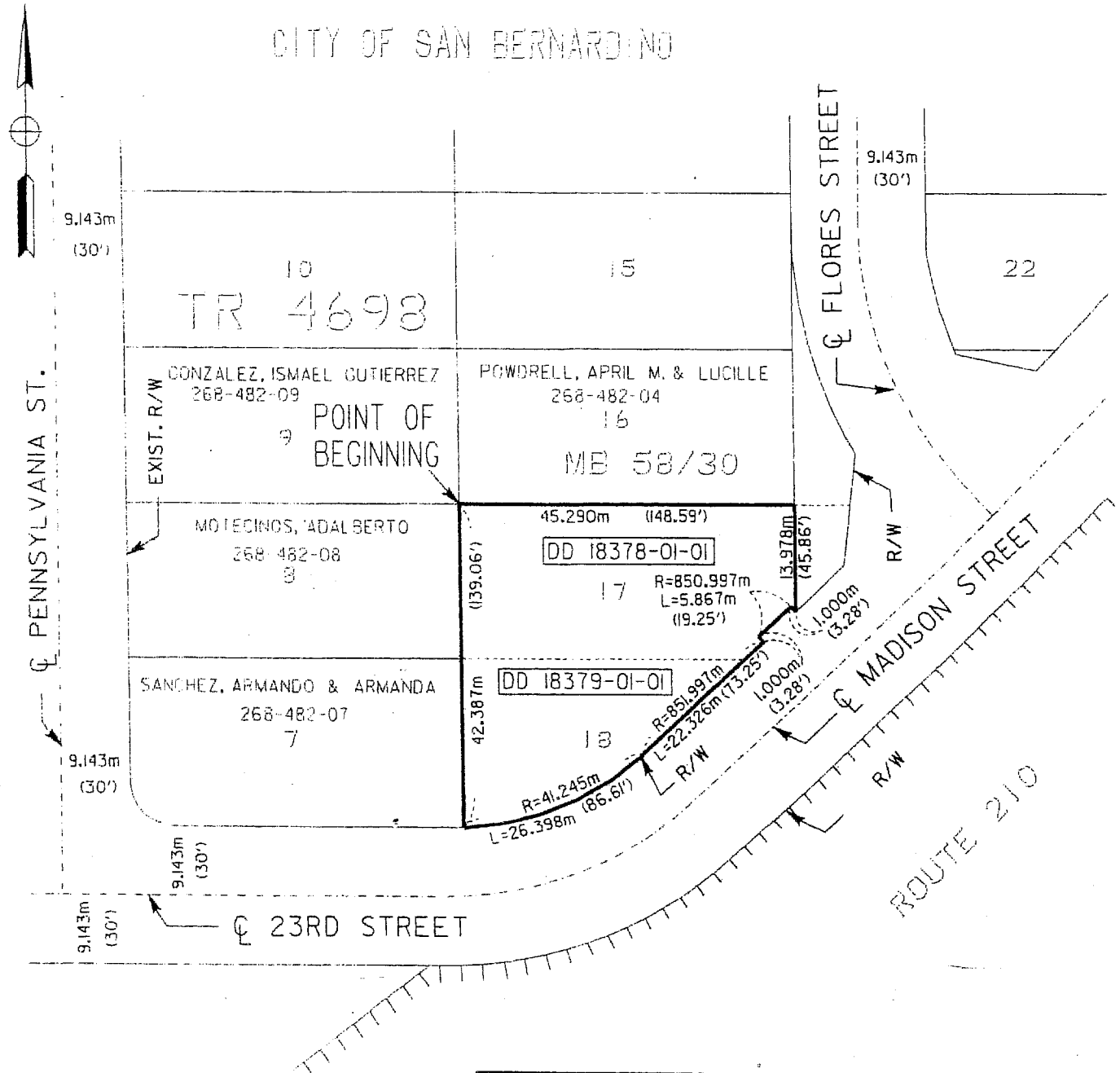
REF. MAP: F 1153-1

DATE: 8-08-05

District	County	Route	Post Mile	Number
08	SBD	210	21.30	18378-01-01

COUNTY OF SAN BERNARDINO

CITY OF SAN BERNARDINO

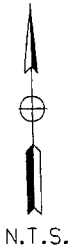


TOTAL AREA = 1429.9 SQ. METERS
(15391 SQ. FEET)

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED PLAT DD-18378-01-01 & 18379-01-01		
NO SCALE	DATE: MAR. 2006	PAGE 2 OF 2

EXHIBIT 99 'B'

I-5 FREEWAY



EUCLID OVERPASS

S.P.R.R. R/W

DETAIL
N.T.S.

00000230-01-01

CITY OF ANAHEIM

Q LINCOLN AVF.

SOUTH LINE SECTION 9

Attachment 7

STATE RETAINS ACCESS RIGHTS

